LEGAL DESCRIPTION: BALITY-HARDY ANNEXATION A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 AND CONSIDERING THE WEST LINE OF THE TO THE TOWN OF FREDERICK NORTHWEST QUARTER OF SAID SECTION 27 TO BEAR SOUTH 00'06'43" WEST AS MONUMENTED AS SHOWN, WITH ALL THENCE SOUTH 89'52'15" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 480.00 FEET TO A POINT 480.00 FEET EASTERLY OF SAID WEST LINE; A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 THENCE SOUTH 00"07"45" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; AND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, THENCE SOUTH 89'52'15" EAST, BEING 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF THENCE SOUTH 89'52'26" EAST, 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1322.02 FEET TO THE EAST LINE OF SAID RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. 155.067 ACRES THENCE SOUTH 00'02'47" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 2633.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 89'49'37" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE SHEET 1 OF 1 OF 2646.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 89'49'37" WEST, A DISTANCE OF 30.00 FEET; 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder THENCE NORTH 00'06'43" EAST, BEING 30.00 FEET WESTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 2647.80 FEET; THENCE SOUTH 89'56'08" EAST, BEING 30.00 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE OF THE WYATT ANNEXATION UNINCORPORATED STROMOUIST NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 60.00 FEET TO A POINT BEING STROMOUIST TO THE TOWN richardson. Charla rae jillson 30.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER; ANNEXATION NO. 2-FND NW COR SEC 27 3-1/4" BRASS CAP USBLM 1952 OF FREDERICK ANNEXATION NO. 3 WELD COUNTY ROAD NO. 18 THENCE SOUTH 00°06'43" WEST, BEING 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID ORDINANCE NO. 361 NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 690.00 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER; THENCE SOUTH 89'52'15" EAST, PARALLEL TO AND 720.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL S89'52'15"E 841.86 -FND NE COR NW1/4 S89°52'26"E 1322.02' S89'56'08"E~ S00°07'45"W 30.00' ---FND N1/4 COR DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER, A DISTANCE OF 450.00 FEET NW1/4 SEC 27 SEC 27 3-1/4" ALUM TO A POINT 480.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, 2-1/2" ALUM CAP PLS 23500 60.00 THENCE NORTH 00'06'43" EAST, PARALLEL TO AND 480.00 EASTERLY OF SAID WEST LINE OF THE NORTHWEST CAP PLS 18482 POINT OF -QUARTER OF SECTION 27, ALSO BEING THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING; BK 86 PG 273 **BEGINNING** SAID PARCEL CONTAINING 6,754,728 SQUARE FEET OR 155.067 ACRES, MORE OF LESS, TOGETHER WITH AND APPROXIMATE SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD. NINCORPORATED LOCATION EXISTING TOWN OF FREDERICK 66' GAS ESMT STROMBERG. REC NO.1707670 WILLIAM JR. CERTIFICATE OF OWNERSHIP: rec no. 3400655 KNOW ALL MEN BY THESE PRESENTS THAT TAMMY LYNNE BALITY, ROY W. HARDY AND WH GRANT ENTERPRISES, LLC ARE THE OWNERS OF THAT REAL PROPERTY DESCRIBED IN THE TITLE COMMITMENT OF RECORD DESCRIBED BELOW, SAID PROPERTY BEING WHOLLY CONTAINED IN THE PROPERTY TO BE ANNEXED DESCRIBED ABOVE. SURVEYING CERTIFICATE: S89°52'15"E 450.00' 7884 WELD COUNTY ROAD 7, LONGMONT, COLORADO I, KENNETH R. SHORT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL STATE OF COLORADO OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO COUNTY OF WELD THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK. THIS LEGAL DESCRIPTION MEETS A MINIMUM ACCURACY OF GAS LINE REC. NO. 02293716 1:50,000. THIS MAP IS FOR ANNEXATION PURPOSES ONLY AND SHALL NOT BE CONSTRUED TO BE A BOUNDARY THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY TAMMY LYNNE BALITY THIS 28 DAY OF August 2008. MY COMMISSION EXPIRES OCTOBER 15, 2011 I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 11TH DAY OF AUGUST 2008. NOTARY STATE OF COLORADO SUBJECT PARCEL THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY ROY W. HARDY THIS Z DAY PLANNING AND ZONING COMMISSION CERTIFICATE: 6,754,728 S.F.± 2008. MY COMMISSION EXPIRES OCTOBER 15, 2011 APPROVED BY THE FREDERICK PLANNING COMMISSION THIS _____ DAY OF 155.067 AC.± June , 2008, BY ORDINANCE NO. 2006- DIIA WITNESS MY HAND AND SEAL WH GRANT ENTERPRISES, LLC 436 COFFMAN STREET, #200, LONGMONT, STATE OF COLORADO) SS COUNTY OF WELD SURFACE OWNERS: MINERAL OWNERS: THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY CAMERON A. GRANT THIS ROY W. HARDY ROY W. HARDY TAMMY LYNNE BALITY TAMMY LYNNE BALITY WH GRANT ENTERPRISES CHARLA RAE JILLSON RICHARDSON MY COMMISSION EXPIRES _____ CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES: WITNESS MY HAND AND SEAL THIS ANNEXATION MAP IS TO BE KNOWN AS THE "BALITY - HARDY ANNEXATION" TO THE TOWN OF FREDERICK AND Carrie Lunn Dahms NOTARY PUBLIC IS APPROVED AND ACCEPTED BY ORDINANCE NO. (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON TITLE COMMITMENT INFORMATION: THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. -50' GAS ESMT RELIED SOLELY UPON UNITED TITLE COMPANY COMMITMENT NO. U0018832, AMEND NO. 2 DATED NOVEMBER 13, 2007 REC NO. 1691689 AT 8:00 A.M. ADDITIONALLY, THE PROPERTY DESCRIBED IN SAID COMMITMENT IS WHOLLY CONTAINED IN THE PROPERTY TO BE ANNEXED. SURFACE AND MINERAL OWNERSHIPS LISTED ARE BASED ON A MEMORANDUM OF TITLE PROVIDED TO CARROLL AND LANGE, INC. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FLOODPLAIN INFORMATION: UNINCORPORATED BASED ON THE GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE CARMEL, CRAIG R. MAP COMMUNITY PANEL NO. 080266 0850 C DATED SEPTEMBER 28, 1982, THE SUBJECT PROPERTY LIES OUTSIDE AND THE 100-YEAR FLOODPLAIN, AND IS LABELED AS "AREA OF MINIMAL FLOODING" FND C1/4 COR CURTIS. WYATT W. SEC 27 3-1/4" ALUM CAP SEC 27 2" ALUM CAP BASIS OF BEARINGS: PLS 18482 PLS 20673 S LINE NW1/4 SEC 27 N89'49'37"E 2646.93' THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH S89*49'37"W 2646.93" CLERK AND RECORDER CERTIFICATE: PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 00"06'43" WEST AND IS MONUMENTED AS SHOWN HEREON. ANNEXATION UNINCORPORATED ORDINANCE NO. 409 RAYMOND. RICHARDSON/LONGMONT CAPITAL THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER Peter J. Cordinance no. 529. AMD RAYMOND, COUNTRY MEADOWS FARM RECORDED IN BOOK NO. _____ AT PAGE ____, FILM NO. ____ DORTHY GILL WELD COUNTY CLERK AND RECORDER: **CONTIGUITY: DEVELOPER:** Carroll & Lange SYMBOL LEGEND Professional Engineers & Land Surveyors TOTAL PARCEL BOUNDARY: 12,012.42 FEET W.H. GRANT ENTERPRISES 165 South Union Blvd., Suite 156 Lakewood, Colorado 80228 436 COFFMAN STREET #200 SECTION CORNER 1/6 TOTAL PARCEL BOUNDARY: 2,002.07 FEET LONGMONT, CO 80502 303-774-2358 TOTAL CONTIGUOUS TO THE PRESENT TOWN OF FREDERICK: 7,534.63 FEET SECTION LINE BALITY - HARDY PROJECT: EXISTING TOWN LIMITS OWNER: ANNEXATION PLAT UPDATE FOR SIGNATURE 08/11/08 BC Karanga Fina matik FOUND #5 REBAR W/ 2" ALUM CAP "PLS 28286" TAMMY LYNNE BALITY DESIGNED BY: SHEET 1 OF 1 UPDATE LEGAL SCALE: 1"=200' ROY W. HARDY CITY COMMENTS/UPDATE COMM 11/28/07 TP DRAWN BY: TP JOB NO. 3956 SCALE: 1'' = 200WH GRANT ENTERPRISES, LLC CHECKED BY: DATE: 07/16/07 FILE NO. 3956 ANNEX ORIGINAL GRAPHIC SCALE